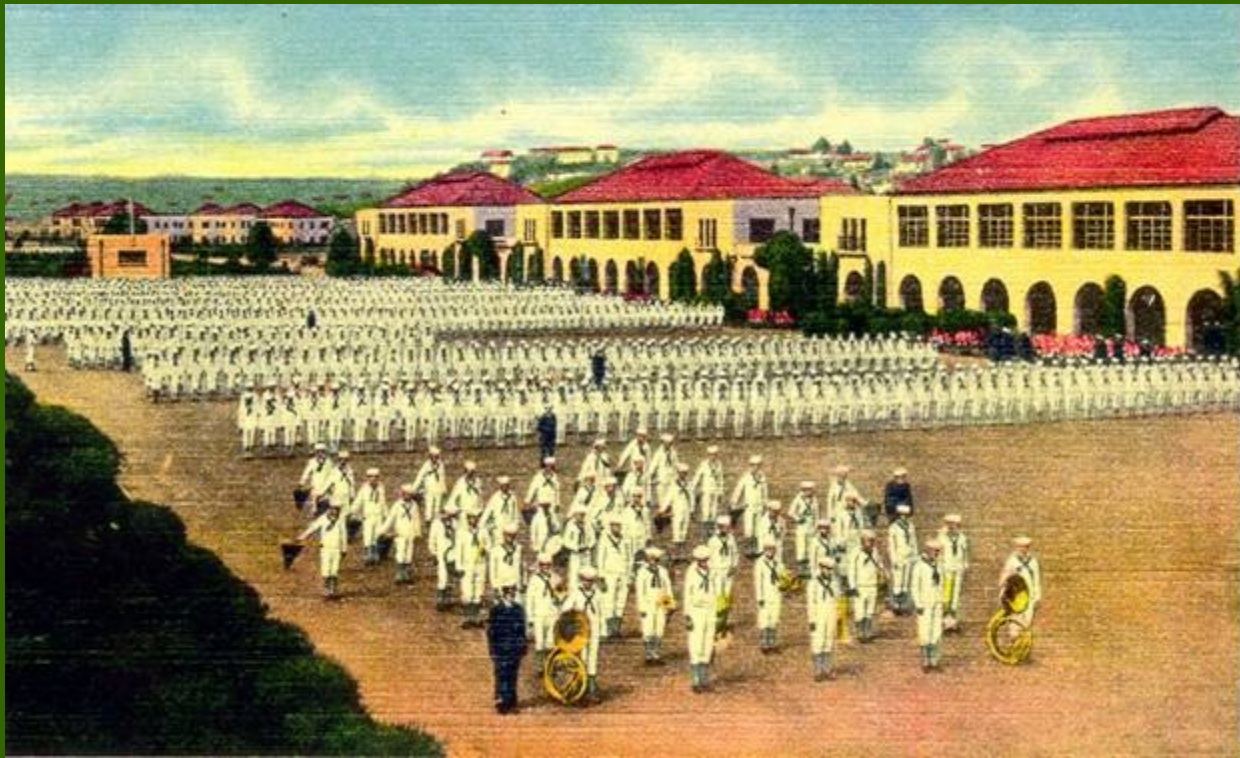


Historic Tax Credit Basics : BRAC



National Park Service
U.S. Department of the Interior

MILITARY SITES and Tax Credits

McClelland Air Force Base

San Diego Naval Training Center

Fort Sam Houston

Ft. Baker

Ft. Benjamin Harrison

Ft. Sheridan

Watertown Arsenal

Presidio of San Francisco

Mare Island



National Park Service

U.S. Department of the Interior

MILITARY SITES

**Some sites are Base
Realignments;**

**Some are privatization
projects**

**Some are from earlier surplus
or disposed properties;**

All Tax Credit Projects must



National Park Service
U.S. Department of the Interior

What is a Tax Credit?

**of allowable rehabilitation expenses
Returned to the owner,
investors or long-term
Lessees as a credit
against Federal Income Tax;**

y is the National Park System Invol

**National Historic Preservation
Act of 1966**

**In 1976 Tax Incentives were
adopted to be managed through
the NPS**

Program Partners of the Rehabilitation Tax Credit Program



**National Park
Service
Department of
the Interior**

(36 CFR Part 67)



**Network of State Historic
Preservation Offices**



**Internal Revenue
Service**

(26 CFR Parts 1 and 602 IRC 47)

To Qualify for the 20% Tax Credit:

- Must be listed or eligible for listing on the National Register of Historic Places
- Is generally 50 years or older
- Must be a building
- Must be a depreciable property
- Must meet the IRS substantial rehabilitation test
- Must meet the Secretary of the Interior's Standards



Federal Rehabilitation Tax Credit Program 2004 at a Glance

- \$3.88 billion in private investment leveraged
- 50,400 jobs created
- 1,200 projects approved
- 5,357 low and moderate income housing units created
- 10,046 housing units created or renovated overall
- More projects leveraging over \$1million in investment

Form 10-168
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE**

NPS Office Use Only
NRIS No: _____

OMB Approved
No. 1024-0009

Project No: _____

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received.
Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

PART 1 Evaluation of Significance

Form 10-168a
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 — DESCRIPTION OF REHABILITATION**

NPS Office Use Only
NRIS No: _____

OMB Approved
No. 1024-0009

Project No: _____

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received.
Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

PART 2 Historic Preservation Certification

Form 10-168
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 3 — REQUEST FOR CERTIFICATION OF COMPLETED WORK**

NPS Office Use Only
NRIS No: _____

OMB Approved
No. 1024-0009

Project No: _____

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany this Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

PART 3 Certification of Completed Work Components of a Historic Preservation Certification Application

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application" and:

☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located; Effective date indicated below: _____

☐ that the rehabilitation or proposed rehabilitation will meet the Secretary's "Standards for Rehabilitation";

☐ that the rehabilitation or proposed rehabilitation is not consistent with the project does not meet the Secretary of the Interior's "Standards for Rehabilitation";

Date _____ National Park Service Authorized Signature _____

☐ See Attachments

Form 10-168
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 3 — REQUEST FOR CERTIFICATION OF COMPLETED WORK**

NPS Office Use Only
NRIS No: _____

OMB Approved
No. 1024-0009

Project No: _____

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany this Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: _____
Address of property: Street _____ City _____ State _____ Zip _____
Is property a certified historic structure? ☐ yes ☐ no If yes, date of certification by NPS: _____ or date of listing in the National Register: _____

2. Data on rehabilitation project:
National Park Service assigned rehabilitation project number: _____
Project starting date: _____
Rehabilitation work on this property was completed and the building placed in service on: _____
Estimated costs attributed solely to the rehabilitation of the historic structure: \$ _____
Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: \$ _____

3. Owner: (space on reverse for additional owners)
I hereby attest for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name _____ Signature _____ Date _____
Organization _____
Social Security or Taxpayer Identification Number _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 2" for the above-listed "certified historic structure" and has determined:

☐ that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the historic character of the property or the district in which it is located; Effective date indicated below: _____

☐ that the rehabilitation or proposed rehabilitation will meet the Secretary's "Standards for Rehabilitation";

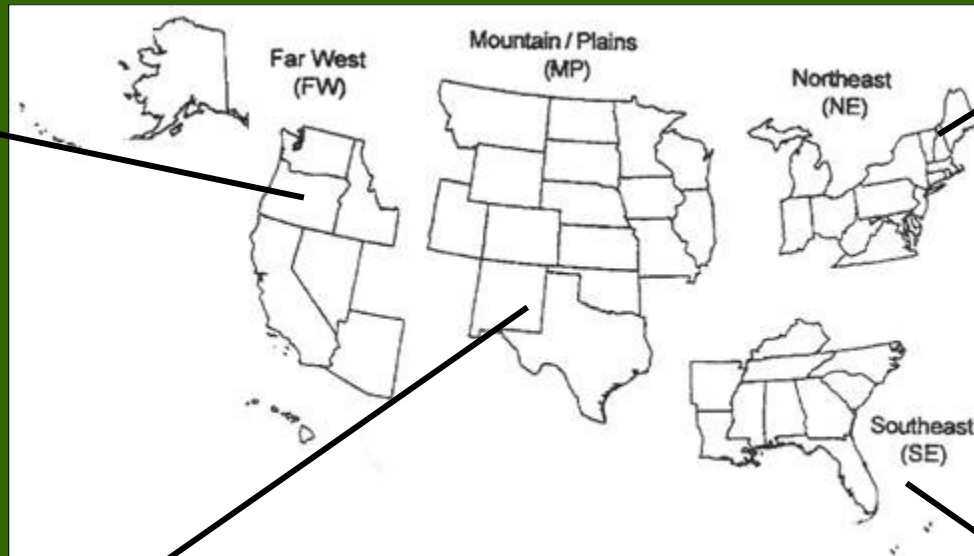
☐ that the rehabilitation or proposed rehabilitation is not consistent with the project does not meet the Secretary of the Interior's "Standards for Rehabilitation";

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

☐ See Attachments

2004 Federal Tax Credits Nationwide

Far West
17.9% of
projects
\$693
million



Northeast
44.3% of
projects
\$442
billion

**Mountain/Pl
ain**28.1% of
projects
\$1.090
billion

Southeast
9.7% of
projects
\$376
million

What is the Process?

Contact with State

2 copies of Application to SHPO

SHPO Recommendation to NPS

Determination by NPS too

Owner

**Owner files with IRS when
completed**

Part I identifies type of National Register listing and history of property



**Capitol Hill Historic District
Washington, DC**

Form 10-168
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CMS Approved
No. 1024-0005

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE**

NPS Office Use Only
NRHS No. _____

NPS Office Use Only
Project No. _____

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: _____
Address of property: Street _____
City _____ County _____ State _____ Zip _____

Name of historic district: _____
☐ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:
☐ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:
Name _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____

4. Owner:
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.
Name _____ Signature _____ Date _____
Organization _____
Social Security or Taxpayer Identification Number _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only
The National Park Service has reviewed the "Historic Preservation Certification Application — Part 1" for the above-named property and hereby determines that the property:
☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:
☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 80.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____
☐ See Attachments



**Chrysler Building
New York, NY**

BRAC Sites are generally listed as District



San Diego Naval Training Center



Functionally related complexes within a district will be viewed together; Individual buildings will be reviewed separately



The Naval Training Center in San Diego will become a multi-use office, retail and residential complex with two primary developers

**Historic post
card**



proposal



**McClelland Air Force Base,
California
Has many tax credit projects
underway**



Officers Quarters at McClelland now used as hotel suites

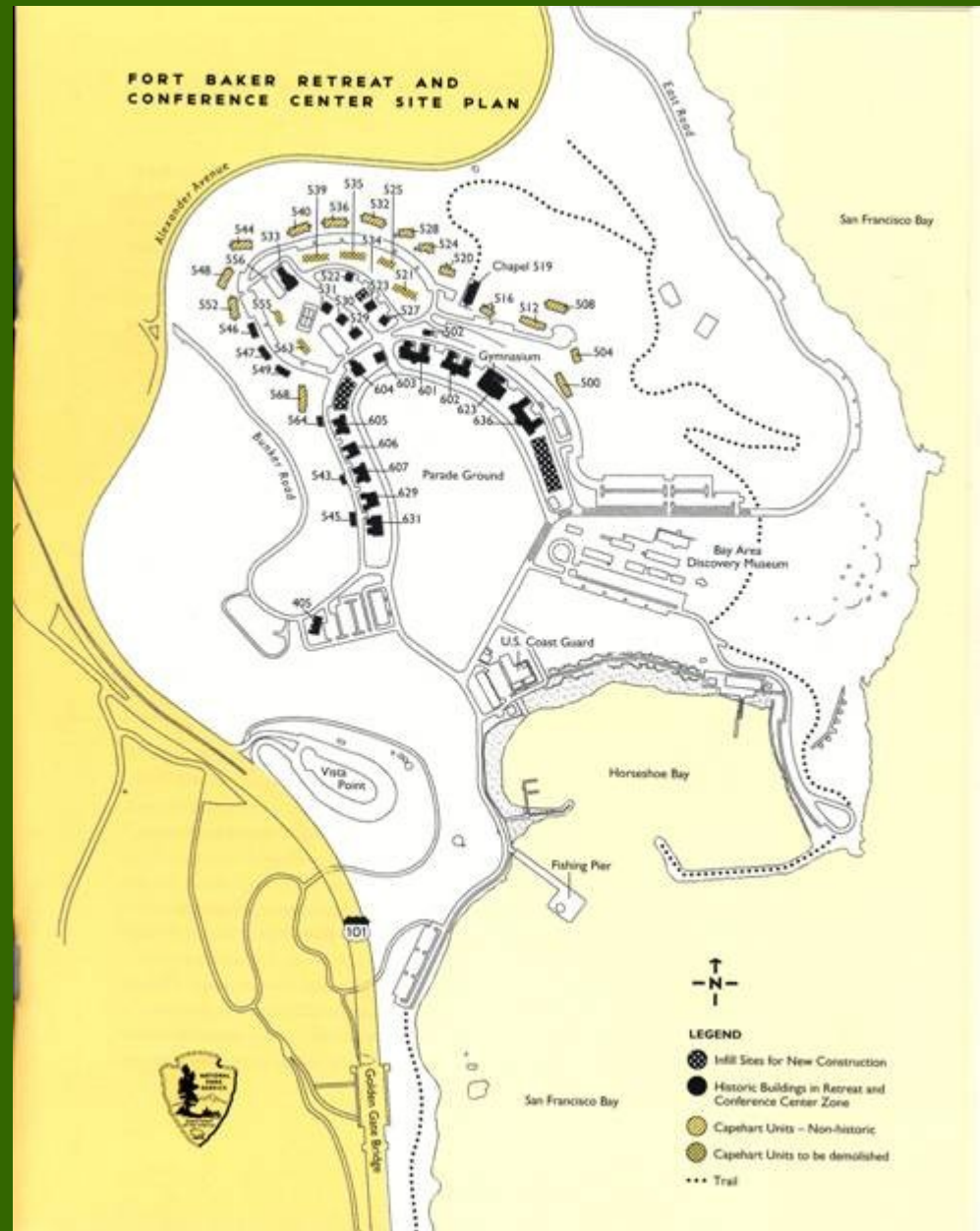


Hangers at McClelland now used for civil aeronautics



**Sometimes these sites were
transferred many years ago'
Ft. Baker has been part of the
NPS Golden Gate Recreational
Area**

**Ft. Baker will
become a
retreat and
conference
center;
Historic
buildings
around the
parade
grounds will be
preserved and
new
construction**





**Fort Benjamin Harrison
currently under rehabilitation**



**existing
conditions, such
as already
replaced windows,
may remain, but if
removed, the new
windows must be**

Fort Benjamin Harrison



Watertown Arsenal, Massachusetts

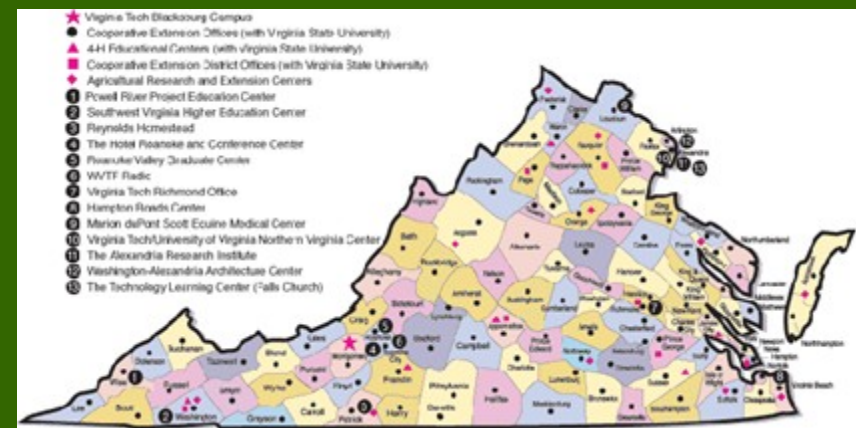


Watertown Arsenal

Get the State Historic Preservation Office involved as soon as possible!!!



WWW.ncshpo.org



Form 10-108a
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 — DESCRIPTION OF REHABILITATION

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property:

Address of property: Street _____
City _____ County _____ State _____ Zip _____

☐ Listed individually in the National Register of Historic Places; give date of listing: _____
☐ Located in a Registered Historic District; specify: _____

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☐ yes ☐ no
If yes, date Part 1 submitted: _____ Date of certification: _____ NPS Project Number: _____

2. Data on building and rehabilitation project:

Date building constructed: _____ Total number of housing units before rehabilitation: _____
Type of construction: _____ Number that are low-moderate income: _____
Use(s) before rehabilitation: _____ Total number of housing units after rehabilitation: _____
Proposed use(s) after rehabilitation: _____ Number that are low-moderate income: _____
Estimated cost of rehabilitation: _____ Floor area before rehabilitation: _____
This application covers phase number _____ of _____ phases Floor area after rehabilitation: _____
Project/phase start date (est.): _____ Completion date (est.): _____

3. Project contact:

Name _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number: _____

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C.1001.
Name _____ Signature _____ Date _____
Organization _____
Social Security or Taxpayer Identification Number _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number: _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application -- Part 2" for the above-named property and has determined:
☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
☐ that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____
☐ See Attachments

PART 2 Historic Preservation Certification Application

Submit during design development phase; have an early consultation with the SHPO; Illustrate with photos and plans

NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
REQUEST FOR CERTIFICATION OF COMPLETED WORK

NPS Office Use Only:

NRIS No:

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany this Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: _____

Address of property: Street _____
City _____ County _____ State _____ Zip _____

Is property a certified historic structure? ☐ yes ☐ no If yes, date of certification by NPS: _____
or date of listing in the National Register: _____

2. Data on rehabilitation project:

National Park Service assigned rehabilitation project number: _____

Project starting date: _____

Rehabilitation work on this property was completed and the building placed in service on: _____

Estimated costs attributed solely to the rehabilitation of the historic structure: \$ _____

Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: \$ _____

3. Owner: (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name _____ Signature _____ Date _____

Organization _____

Social Security or Taxpayer Identification Number _____

Street _____ City _____

State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 2" for the above-listed "certified historic structure" and has determined:

☐ that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Department of the Treasury in accordance with Federal law. This letter of certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the appropriate local Internal Revenue Service office. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the "Standards for Rehabilitation." The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation."

☐ that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

☐ See Attachments

PART 3
Certification of Completed Work;
submit with photos of completed work at the time project placed in service

Rehabilitation Standards



The Secretary
of the Interior's
Standards for
Rehabilitation &

Illustrated
Guidelines
for
Rehabilitating
Historic
Buildings



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Service

REHABILITATION

“...making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical...values.”

Standards call for:

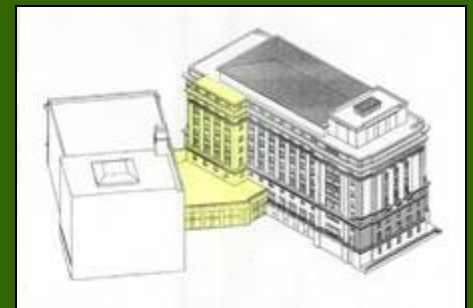
1. Repair and retain rather than replace...



Retain the historic character of a building even if its use changes...



3. New additions or related new construction must be compatible with the historic building.



STANDARD 1:

Find an appropriate use



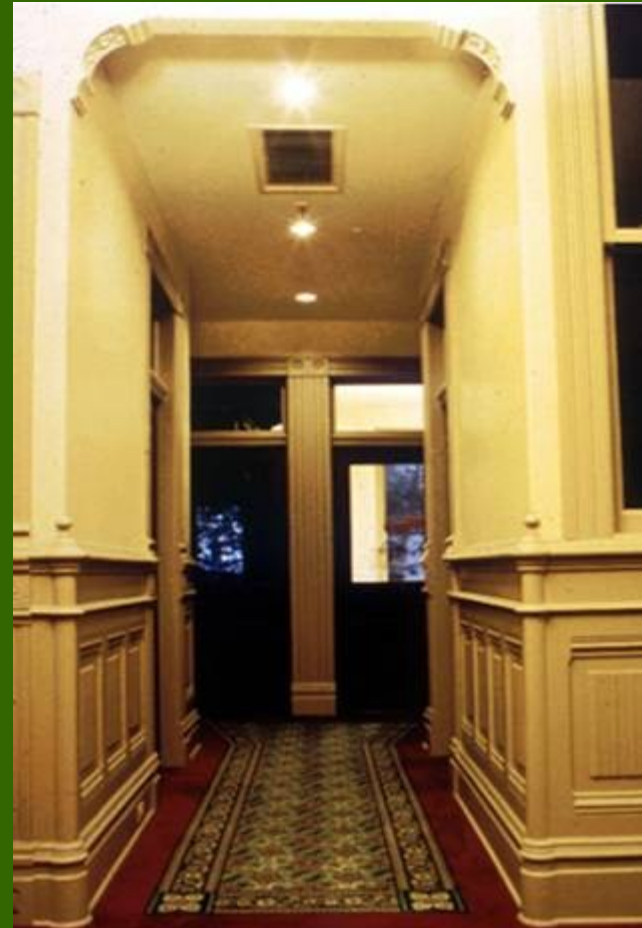
**Milwaukee Depot to Ice
Rink**

Minneapolis, MN



STANDARD 2:

Preserve Historic Character





Noveto, CA
Barracks
converted to
rental housing;

STANDARD 3:

Don't Create a false sense

of security



STANDARD 4:

Respect significant architectural changes



STANDARD 5:

**Preserve distinctive
features that
characterize a
property**



**Alexander Coryell House
Lambertville, NJ**

STANDARD 6:

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. Repair deteriorated features.

**Use physical and pictorial evidence
to reconstruct lost features.....**



Retain and Repair Historic Windows.....



STANDARD 7:

**Use the gentlest
means possible to
clean historic
materials.**

Damaging Results of Abrasive Cleaning



STANDARD 8:

Protect archeological features. If such resources must be disturbed, mitigation shall be undertaken.

Protect archeological resources...



STANDARD 9:

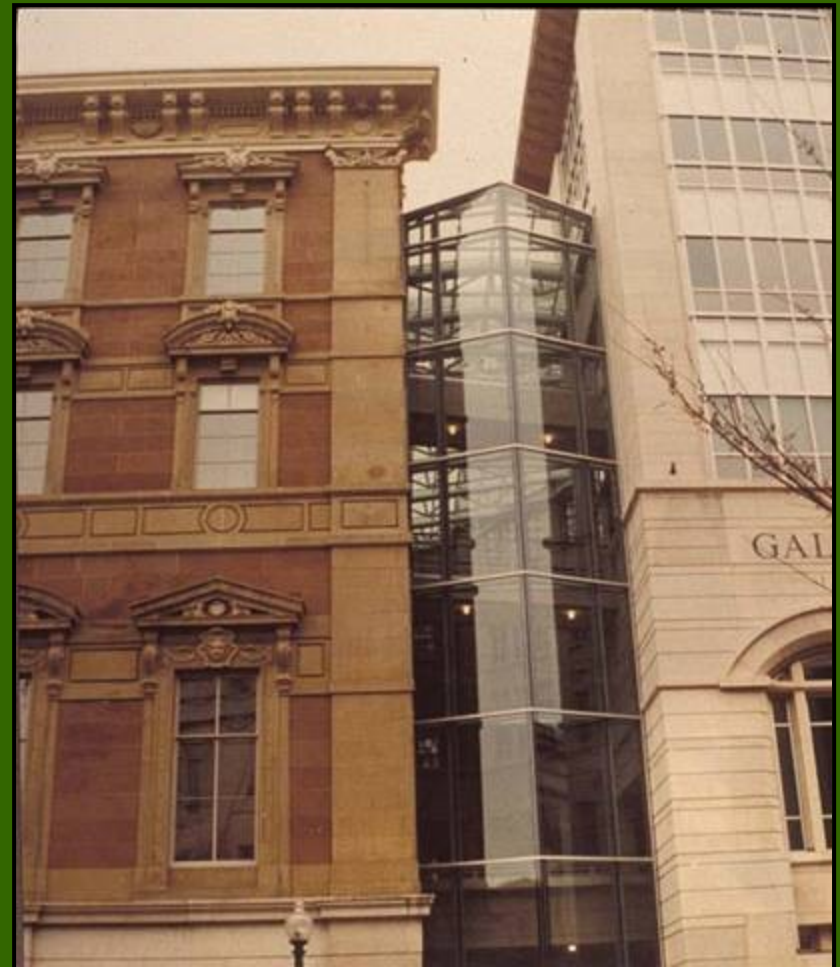
New additions, exterior alterations, or related new construction shall be compatible with the massing, size, scale and character of the historic resource, yet differentiated.



Compatible addition

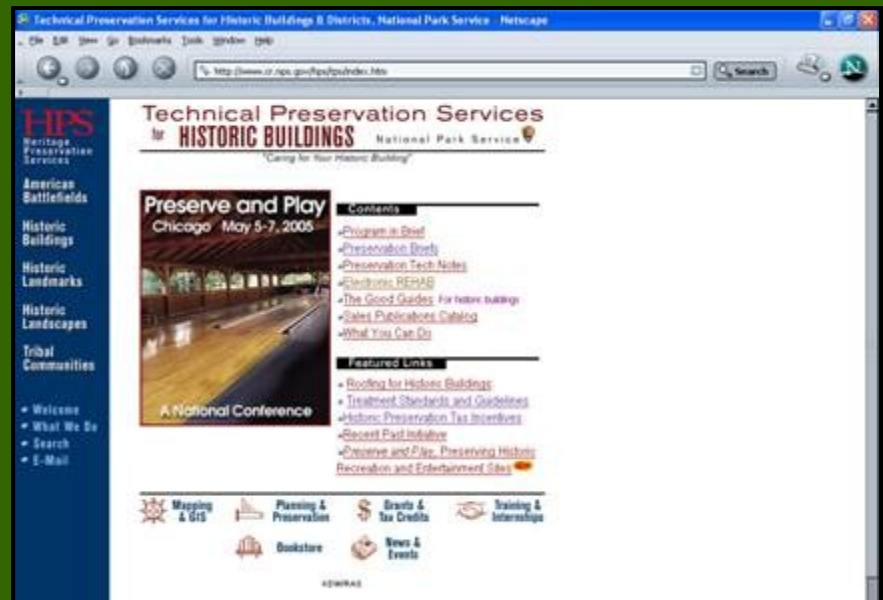
STANDARD 10:

New additions and adjacent new construction shall be undertaken in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



**Hyphen used to connect
new addition**

WWW.CR.NPS.GOV/HPS/TP



Web Tax Incentive

Incentives!

A GUIDE TO THE FEDERAL HISTORIC PRESERVATION TAX INCENTIVES PROGRAM FOR INCOME-PRODUCING PROPERTIES

[Program Essentials](#) [Application Basics](#) [The Review Process](#) [Meeting the Standards for Rehabilitation](#) [Avoiding Incompatible Work](#)



Pennrose Developers, Philadelphia, 1996

Incentives!

Technical Preservation Services (TPS) has developed this information program to assist historic building owners, preservation consultants, community officials, architects and developers.

- ▶ **Program Essentials** answers questions about the 20% federal tax credit for rehabilitating historic buildings.
- ▶ **Application Basics** and **The Review Process** provide general guidance on the preparation and submission of application forms documentation requirements, timing, reviews, and the overall decision-making process.
- ▶ **Meeting the Standards for Rehabilitation** explains how the Secretary of the Interior's Standards for Rehabilitation are applied to project work.
- ▶ **Avoiding Incompatible Work** shows examples of compatible and incompatible approaches to rehabilitation work.

[▶](#)

This website provides basic information on the 20% tax credit.
It is not intended to replace the more complete TPS program material [online](#).

[Home](#) | [TPS](#) | [HPS](#) | [Links to the Past](#) | [ParkNet](#) | [U.S. Department of the Interior](#) | [FirstGov](#) | [Privacy & Disclaimer](#) | [FOIA](#) | [Search](#)

An Expanded Guide to the Tax Incentives Program
<http://www.cr.nps.gov/hps/tps/tax/incentives/index.htm>

National Park Service
U.S. Department of the Interior



Technical Preservation Services
Sharon C. Park, FAIA
Manager, Tax Credit Program
(202) 354-2033